

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 10

CASE NUMBER/
PROJECT NAME

92-DR-2003#2
Shurgard Storage Facility Renovation

LOCATION

8615 E. McDowell Road

REQUEST

Request approval of a site plan and elevations for the renovation of an existing storage facility.

OWNER

Shurgard Storage Centers
Inc.
480-633-2305

ENGINEER

The BCA Companies
480-948-9710

ARCHITECT/
DESIGNER

RHL Design Group Inc.
480-945-6040

APPLICANT/
COORDINATOR

Blair Leach
RHL Design Group Inc.
480-945-6040

BACKGROUND

Zoning.

The site is zoned General Commercial District (C-4). This zoning district allows for the heaviest type of activities found in the city, including warehousing, wholesaling, and light manufacturing uses, as well as internalized storage with a conditional use permit

Context.

This proposed commercial development is located east of N. 85th Place on the south side of McDowell Road. There are various zoning designations and existing developments abutting this site (See Attachments 2 & 2A), which include:

- North: A combination of Multiple-Family (R-5) and Highway Commercial Districts (C-3).
- South: An existing residential complex zoned Medium Density Residential District (R-3).
- East: Existing commercial uses: Highway Commercial District (C-3) and General Commercial District (C-4), and the proposed Automobile dealership.
- West: An existing residential complex zoned Multiple-Family Residential District (R-5).

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is proposing to redevelop a portion of the internalized community storage site by adding a main building along the front portion of the site. The proposal is to demolish four single-story buildings and partially demolish two others and replace them with a new three-story building (See schematic elevations, Attachment #7). On June 8, 2005, the Board of Adjustment granted a variance for the reduction of required open space and front open space for this

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site. The open space requirement in the C-4 District is dependent upon the height of the buildings. With the proposed three-story structure, the original site open space became deficient, and the applicant was also granted a conditional use permit.

Development Information:

- Existing Use: Internalized community storage
- Existing Buildings/Description: 17 Existing single story storage buildings, 11 with concrete block and 6 with metal finished exterior
- Proposed Building: One three-story internalized, air-conditioned storage space to replace several buildings on site.
- Parcel Size: 2.89 Acres
- Existing Building Height: Single Story Buildings, 10 +/- feet in height
- Building Height Proposed: 36 Feet
- Building Height Allowed: 36 Feet
- Floor Area: 73,164 Square feet

DISCUSSION

The applicant is proposing to redevelop the front portion of the site. There are currently 17 single story buildings (11 concrete block, and 6 metal) on this site being used for self-storage purposes. The applicant will eliminate four of the older metal buildings and demolish a portion of another two of the older metal buildings to make room for additional parking, parking landscape, and the construction of a new three story self storage building. The proposed building will be constructed with materials similar to the existing structures.

The façade of the new building will be constructed of metal, stucco, and split face CMU. There is a metal canopy on the south elevation that will be used for loading and to provide shielding for the customers. The building is designed with earth tone colors (shades of tan and red for the metal and access doors) with various accents and windows to break up the building mass as depicted in the elevations shown in the booklet for this submittal.

The single story office building located at the northeast corner of the site will be remodeled with similar materials and paint palette.

The landscaping along McDowell Road will be improved. The applicant has increased the landscaped area from 4,000 to 7,100 square feet. The applicant has proposed landscape material that is currently identified in the McDowell Road Streetscape Design Guidelines.

KEY ISSUES

- Redevelop the front of the property to enhance the visual appearance and upgrade vehicular circulation throughout the site.
- Increase and refurbish the landscaped area along McDowell Road.
- Board of Adjustment approved a variance for reduction of open space requirements on June 8, 2005.

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- City Council unanimously approved a conditional use permit on July 6, 2005.
- Staff does not support the lighthouse feature at the entry gate, since this architecture element is considered to be corporate signage. If another self-storage operator were to use this facility, the tower would be still be associated with Shurgard Storage; therefore the tower fails the test of being a strictly architectural element.

OTHER BOARDS AND COMMISSIONS

92-DR-2003, 3-BA-2005, 32-UP-2004


STAFF RECOMMENDATION


With the exception of the entry gate tower, staff recommends approval subject to the attached stipulations.

STAFF CONTACT(S)

Greg Williams
Senior Planner
Phone: 480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Senior Planner
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Schematic Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8-29-05

Project No.: - PA

Coordinator: Greg Williams

Case No.: **92-DR-2003#2**

Project Name: Shurgard Self Storage

09/09/05

Project Location: 8615 East McDowell Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: C-4

Proposed Zoning: N/A

Number of Buildings: one (1) new Building, 17 existing

Parcel Size: 2.89 Acres, 125,714 Sq. Ft.

Gross Floor Area/Total Units: 73,164 Sq. Ft. (new and exist)

Floor Area Ratio/Density: 0.8*125,714= 100,571 Sq.Ft.

Parking Required: 22 spaces

Parking Provided: 24 spaces (inc 3 disabled spaces)

Setbacks: N - N/A

S- 25'

E - N/A

W - 25'

Description of Request:

Shurgard is requesting that they be able to re-develop their property to include a new three (3) story air conditioned self storage building, to be located on the North end of their existing site. This will be accomplished by demolishing several existing one (1) story metal / concrete block structures, and remodeling others to accommodate the new structure and facilitate better internal circulation within the site itself.

In addition, Shurgard is requesting that they be able to remodel the existing offices, from the current one (1) story structure to a one (1) story structure with a "Light House" element on the frontage to McDowell Road to enhance the current elevation.

Along with the development of the new building, Shurgard will be enhancing the landscaping along McDowell Road, providing additional parking, and better access for customers, both near the office and internally, and modifying the decorative fencing that now faces McDowell Road to provide for a more "open" feeling to the facility.

The current request complies with the approved CUP (case # 32-CUP-2004), approved on June 23, 2005. See also an attached supplement narrative prepared October 4, 2005 for the CUP case.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 * Phone: 480-312-7000 * Fax: 480-312-7088

Shurgard Storage - Renovation Development Review Board Narrative

PURPOSE

The purpose of this application is to obtain Development Review Board ("DRB") approval for the renovation of the Shurgard Storage facility located at 8615 East McDowell Road (the "Property").

OVERVIEW

Shurgard Storage Centers, Inc., (the "Applicant"), is proposing to redevelop a portion of the Property, specifically the front of the Property along McDowell Road. The Applicant purchased the Property with an existing self-storage facility that was constructed over time beginning in the 1970's. The Applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the street elevations of the office.

Prior to submitting the request for DRB approval, the Applicant has obtained a variance on the open space and frontage open space requirements (3-BA-2005) and a use permit (32-UP-2005) for the self-storage facility. The Applicant will be submitting a request for signage approval under a separate package.

EXISTING SITE

The Property is approximately 2.89 acres (126,000 square feet) in size. The existing layout of the storage facility consists of seventeen (17) single-story buildings, ranging in height between eight (8) and nine (9) feet, and which are utilized for self storage purposes. The buildings were originally constructed in the 1970's with an expansion in the early 1980's. Shurgard acquired the Property in the 1980's, and the Property has not been updated since their purchase. Eleven (11) of the buildings are constructed of concrete block exteriors, with metal and concrete block interiors. The remaining six (6) buildings are constructed entirely of metal. The driveways are asphalt and the main entrance drive off of McDowell Road is approximately thirty (30) feet wide with limited vehicle stacking distance area between the curb cut and the security gate at the entrance to the storage facility. The Property has two-way ingress/egress onto McDowell Road. The majority of the widths of the interior driveways are twenty (20) feet. There are currently two (2) parking spaces and one (1) handicap parking space in front of the storage facility office, immediately adjacent to McDowell Road. Storm water runoff is captured by two (2) retention ponds. One retention pond is located on the south portion of the Property and is approximately 7,250 square feet. A smaller retention area is located on the north portion of the Property (along McDowell Road) and is approximately 4,000 square feet in size. The landscaping on the

Property consists of an area along McDowell Road which contains an Oleander hedge, a few shrubs and a couple of trees. The landscaping along the rear of the Property consists solely of an Oleander hedge. The perimeter of the Property is secured by either a concrete wall or a perimeter building made of concrete.

RENOVATION

Shurgard's proposal is to significantly redevelop the front portion of the Property, which will enhance the appearance, add landscaping along McDowell Road, provide safer vehicular ingress/egress, bring the Property up to Scottsdale standards, and provide more parking spaces on site. Additionally, access within the facility will be revised to allow circulation throughout the Property primarily for fire vehicles in the event of an emergency.

The renovation of the Property will consist of several elements. Six (6) of the older buildings will be included in the renovation. Specifically, four (4) single-story, metal buildings will be demolished, two (2) single-story, metal buildings will be partially demolished, and the office building along the eastern portion of the Property will be renovated to incorporate updated standards for security equipment and customer convenience. The four (4) metal buildings will be replaced with a state-of-the-art, air conditioned, three (3) story, self storage building. The foot print of the new building is approximately 110 feet by 100 feet. The improvements for the new building include a thirty (30) foot by eighty (80) foot covered loading area intended to keep customers shielded from the elements. The façade for the new building will be constructed of stucco, architectural metal and architectural masonry. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building mass as depicted in the elevations included with this submittal.

In addition to the storage units, the single-story office building located at the northeast corner of the Property will be remodeled with similar stucco and masonry upgrades and a bell tower architectural feature. This smaller building is designed in such a fashion as to allow for 24 hour surveillance of the property and contain security equipment for the storage facility. The state of the art storage building and the upgrades to the office building will significantly enhance the McDowell Road streetscape and fulfill one of the goals of revitalizing and improving the appearance of this corridor in South Scottsdale.

Currently, the vehicular circulation, although sufficient for cars, does not provide adequate turning radii for larger vehicles, specifically fire trucks. One portion of the renovation includes the demolition of the ends of two (2) single-story buildings to allow wider turning radii through the balance of the Property. The specific goal of this portion of the renovation is to facilitate fire circulation throughout the storage facility.

Currently, there is an eight (8) to ten (10) foot concrete wall between the storage facility buildings and McDowell Road. The renovation of the Property includes adding black wrought iron view fencing between the buildings facing McDowell Road and removing the concrete wall. This addition, with the enhanced elevations of the new building, will provide a more pleasing view to the McDowell Road corridor.

In addition to the removal of the concrete wall, the front landscape along McDowell Road will be improved by increasing the landscape and open space area from approximately 4,000 square feet to 6,000 square feet. Additionally, the existing out of character trees and shrubs will be replaced with desert trees and shrubs more appropriate for the area which are consistent with the current McDowell Road Streetscape Design Guidelines.

The vehicular stacking area in front of the security gate will increase from sixty (60) feet to over 100 feet from the curb-cut. This will allow any cars waiting to enter the security gate to stop on the Property rather than on McDowell Road. The number of standard parking stalls near the office will increase from two (2) to five (5), including one (2) handicap stall. The Property will maintain grades to utilize the existing north and south retention areas for storm water run-off.

SUMMARY

The renovation will not only result in improvements in terms of aesthetic appearance of the buildings and the addition of landscape area and vegetation along McDowell Road, they will also result in safer circulation conditions for the Property and bringing the property up to Scottsdale development standards. The renovations will not have a negative impact on the surrounding properties; rather the renovations and improvements to the Property will enhance the street scene and the McDowell Road corridor to benefit the customers as well as the area in general.

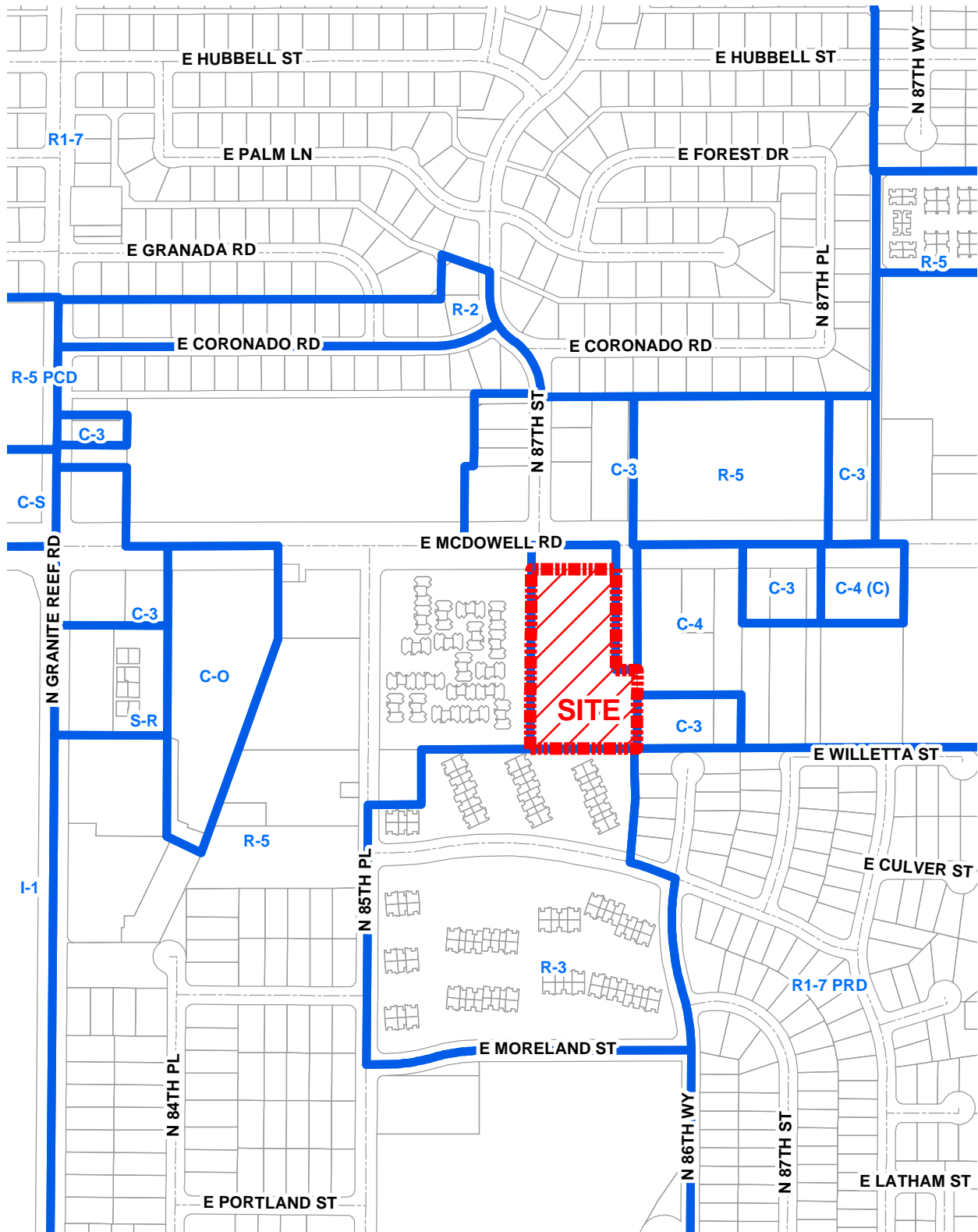
ATTACHMENT #2



Shurgard Storage Facility Renovation

92-DR-2003#2

ATTACHMENT #2A

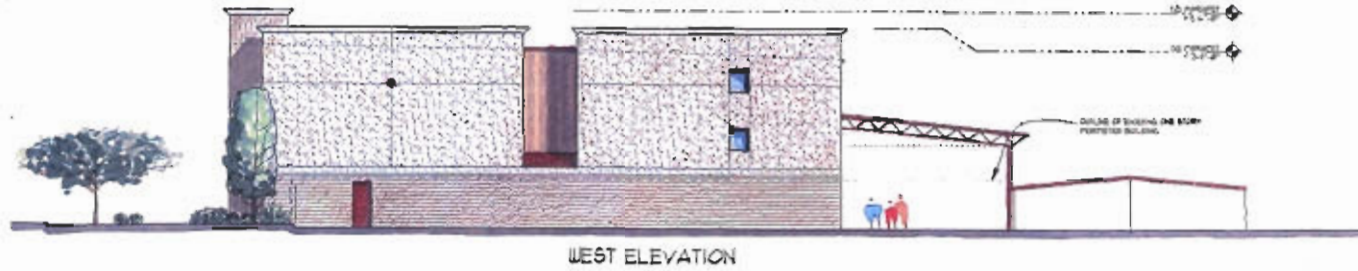


92-DR-2003#2

ATTACHMENT #3



PROPOSED EXPANSION & REMODEL
SHURD OF SCOTTSDALE SOUTH
 8615 E. McDOWELL RD SCOTTSDALE, AZ



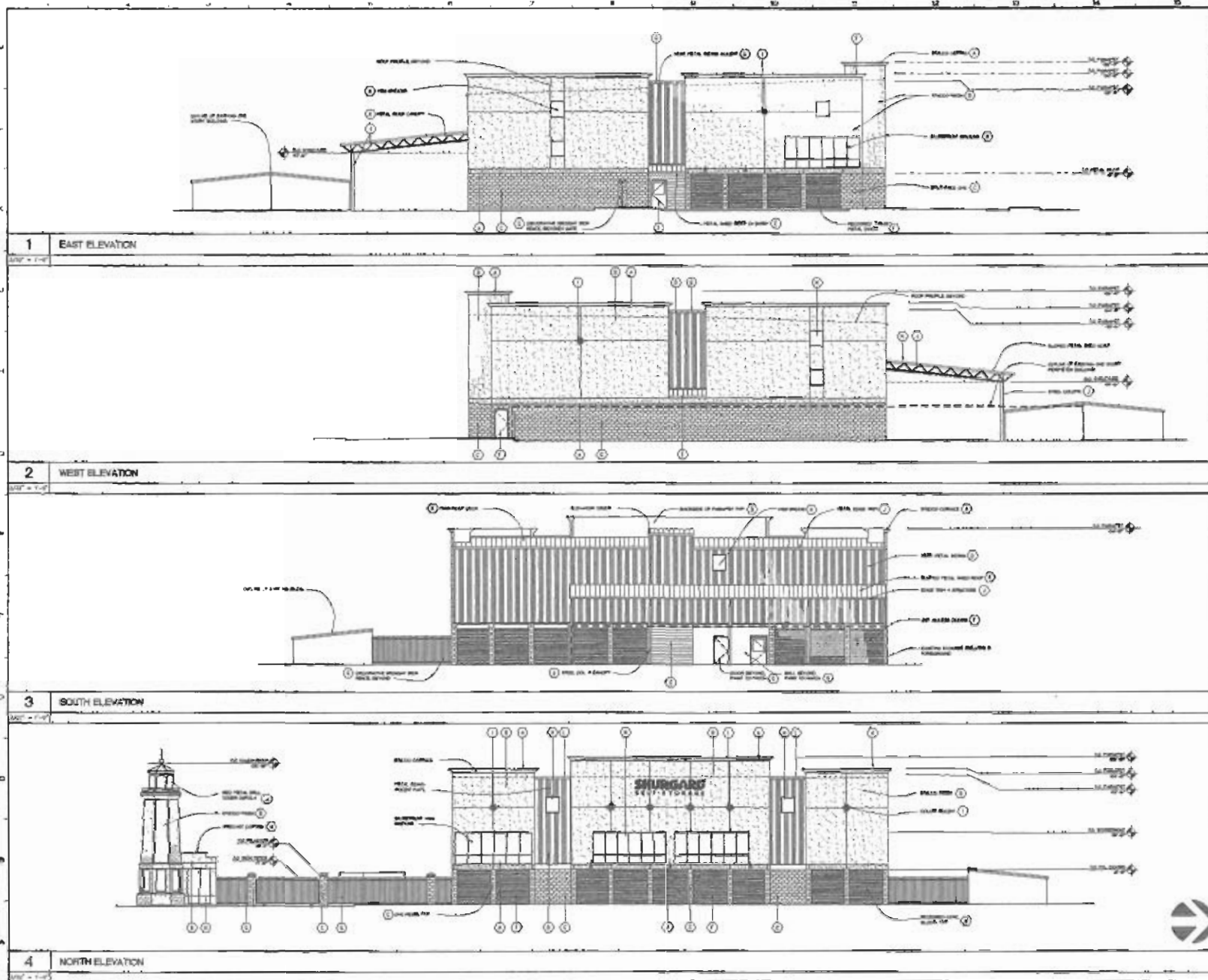
92-DR-2003#2

09/09/05



www.rebdesigns.com

PICTURE • ENGINEERING • ENVIRONMENTAL SERVICES
at Camelback Road, Suite 8102, Scottsdale, AZ 85251



EXTERIOR FINISHES

	MATERIAL/ COLOR
A	STUCCO - SAND FINISH ORANGE WASH COLOR - PAINTED
B	STUCCO - SAND FINISH BROWN WASH COLOR - PAINTED
C	CMU - SPLIT FACE DECORATIVE BLOCK BROWN WASH COLOR - PAINTED
D	VERTICAL METAL SLAT BROWN WASH COLOR - PAINTED
E	METAL ROOF DECK WALBOARD CEDAR RED - FACTORY FINISH
F	METAL ROLL-UP DOOR METAL ACCESS DOOR
G	IMPERVED CEDAR RED - FACTORY FINISH
H	IMPERVED CEDAR RED - FACTORY FINISH
I	IMPERVED CEDAR RED - FACTORY FINISH
J	IMPERVED CEDAR RED - FACTORY FINISH
K	IMPERVED CEDAR RED - FACTORY FINISH
L	IMPERVED CEDAR RED - FACTORY FINISH
M	IMPERVED CEDAR RED - FACTORY FINISH

NOTE

ALL COLORS NOTED ARE SHOWN ILLUSTRATIONS FOR THORO EQUIVALENT SPECIFICALLY FOR SHURGARD SELF STORAGE

ALL BUILDING STORAGE SHALL REQUIRE SEPARATE SUBMITTALS AND APPROVALS FROM CITY

ELEVATIONS

SHURGARD OF SCOTTSDALE SOUTH
885 E. McDOWELL RD.
SCOTTSDALE, AZ

SHURGARD SELF STORAGE
154 VALLEY STREET, STE. 400
SEATTLE, WA 98108
PHONE 822-9100
FAX 822-9722



ARCHITECT - ENGINEER - INTERIOR DESIGNER
RHL 100 NUMBER RELEASED
DRAWING CREATED AUG 26 2005

DO NOT USE FOR CONSTRUCTION UNLESS RECALCULATED AND DATED

DR-3

92-DR-2003#2
09/09/05

Shurgard of Scottsdale South
8615 E. McDowell
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: . SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☒ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA: FOR S-1
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Shurgard Storage Facility Renovation Case 92-DR-2003#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by RHL Design Group sheet DR-3 with a date of 09/09/2005 provided on the plans by the City of Scottsdale.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by RHL Design Group sheet DR-1 with a date of 09/09/2005 provided on the plans by the City of Scottsdale.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T. J. McQueen and Associates, Inc sheet L-1 with a date of 09/09/2005 provided on the plans by the City of Scottsdale.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. The applicant shall revise the single story office-building remodel located at the northeast corner of the site, to eliminate the lighthouse tower element.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed for any new/proposed wall improvements.
10. All walls shall match the architectural color, materials and finish of the building(s).
11. Barbed wire shall not be visible from adjacent properties.
12. All exterior windows shall be recessed a minimum of 50% of the thickness of the exterior wall.

ATTACHMENT B

Ordinance

- A. *The applicant shall demonstrate compliance with the building height requirements in the zoning ordinance.*

SITE DESIGN:**Ordinance**

- B. *12-foot wide drive aisles shall be designated as one-way with the direction of travel clearly indicated on a document with construction document submittal.*
- C. *The applicant shall revise/modify the accessible ramp to comply with AZ.ADAAG requirements.*

OPEN SPACE:**Ordinance**

- D. *The applicant shall demonstrate compliance with 3-BA-2005 regarding both total and front yard open space requirements.*

LANDSCAPE DESIGN:**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
16. The individual luminaire lamp shall not exceed 100 watts HPS lamp source.
17. The maximum height from finished grade to the bottom of the any exterior luminaries shall not exceed 16 feet for lights mounted on the proposed 3-story building.
18. The maximum height from finished grade to the bottom of the any exterior luminaries shall not exceed 9 feet for all exterior site and building mounted lighting except as indicated for the 3-story building.
19. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.00 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
22. *Parallel parking spaces as indicated per the above stipulated site plan should have a minimum width of 8 feet.*
23. *Per the zoning ordinance, if approved by DRB, the applicant shall have a minimum parallel parking space width of 8 feet with a minimum one-way drive aisle width of 12 feet.*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

24. No exterior vending or display shall be allowed.
25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- E. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 9-Z-1974, 39-DR-1975, 14-BA-1979, 72-DR-1984, 32-UP-2004, 3-BA-2005*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. These stipulations were based on the assumption that this project shall be constructed in general conformance with the architectural site plan for Shurgard Self Storage prepared by RHL Design Group Inc., dated September 9, 2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

28. This site is not increasing the impervious area with the intended construction improvements; therefore no additional stormwater storage is required for this site. Also, existing stormwater storage areas cannot be reduced in capacity.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

29. No right of way dedication or street improvements are required for McDowell Road.
30. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
31. The developer shall design and construct one driveway onto McDowell Road in general conformance with COS Standard Detail 2257 for CH -1.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

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DRB Stipulations

32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- A. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
33. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on McDowell Road except at the approved driveway location.

35. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

REFUSE:

DRB Stipulations

36. One (1) refuse enclosure shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1.

37. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

G. Underground vault-type containers are not allowed.

H. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

I. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- J. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- g. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- h. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- L. On-site sanitary sewer shall be privately owned and maintained.
- M. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- N. Privately owned sanitary sewer shall not run parallel within the waterline easement.